



**ARTICLE 8 R-5 MOBILE HOME RESIDENTIAL DISTRICT**

**8.01 INTENT**

This district has been established to provide for Mobile Homes in Mobile Home Parks. All R-5 developments are encouraged to be submitted as Planned unit Development under Article 17. It is intended that Mobile Home Parks be located along streets of sufficient width to provide easy access without traffic congestion and without creating traffic hazards in surrounding areas.

**8.02 PERMITTED PRINCIPAL USES**

Mobile Homes (House Trailers). No mobile home shall be used for any purpose other than single family residential.

**8.03 ACCESSORY USES**

1. Recreational facilities for residents of Mobile Home Park.
2. Accessory uses customarily incidental to the Permitted Principal Use.

**8.04 DEVELOPMENT STANDARDS IN ADDITION TO OHIO ADMINISTRATIVE CODE CHAPTER 3701-27:**

1. The minimum acreage of the Mobile Home District shall not be less than 10 acres with a minimum of 30 sites.
2. Each lot in the Mobile Home District shall be served by a Public Sewer and Water System.
3. Screening shall be provided along all rear and side property lines of the Mobile Home District which abut other residential districts. Such screening shall be in accordance with Section 18.17.
4. No mobile home or accessory building shall be located nearer than 70 feet from a major thoroughfare and shall not have direct access thereto.
5. No mobile home or accessory building shall be positioned nearer than fifteen (15) feet from an interior roadway.

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6. Each mobile home space shall provide a paved stand (pad) under each mobile home consisting of concrete and of sufficient size to provide for placement of all mobile home supports on the pad. The pad must be of sufficient thickness and size to support the maximum anticipated loads during all seasons. It must be positioned at an angle in relation to the access street to make placement and removal of the mobile home practical. In place of a pad two (2) concrete ribbons of sufficient dimension for placement of all mobile home supports and of sufficient loads during all season, may be utilized.
7. Each mobile home stand shall be provided with anchors and tie-downs such as eyelets imbedded in the concrete at least at each corner of the mobile home stand to secure the stability of the mobile home.
8. Each mobile home shall be equipped and maintained with a skirt around the base, covering all of the undercarriage and running gear. Such skirting shall consist of aluminum or equivalent solid materials.
9. Each mobile home space shall provide two paved parking spaces off the roadway. Each parking space shall have an area of not less than 200 square feet either on the mobile home site behind the front setback area or in a common parking area within the mobile home development.
10. On a side other than that used for the parking spaces, a patio made of concrete a minimum of 10 ft. x 30 ft. shall be provided.
11. All areas of the mobile home space not covered by the mobile home or a paved area shall be covered and maintained by grass or other landscaping material and suitably maintained.
12. A three foot concrete walk shall be provided along each side of all interior devices.
13. A minimum of one (1) acre or ten (10) percent of the mobile home development, whichever is larger, shall consist of open recreation areas. Streets, parking areas and park service facility areas shall not be considered as part of the required recreational area.
14. Where fuel is stored in outdoor storage tanks, they shall be supported by a concrete base and screened from the view of surrounding mobile home spaces and adjoining properties.
15. All refuse containers shall be screened from view of surrounding mobile home spaces and the street.
16. All utilities in the mobile home development shall be constructed underground.

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17. Appropriate lighting shall be required along all interior streets and walkways and shall be so positioned and shaded to avoid a glare on adjoining properties.
18. No mobile home shall be located nearer than two hundred (200) feet from a side or rear yard of any other residentially zoned district.
19. All mobile home developments shall be located along a major street with sufficient frontage to provide at least two well spaced access points.
20. Each mobile home space shall be so constructed to provide adequate storm water drainage from ramps, patios and all walls and foundations of the mobile home to the storm sewer.
21. Signs within the mobile homes development shall be limited to a name plate not more than one square foot in area attached to each mobile home, necessary traffic control signs and directional signs indicating the location of utility buildings, including management office, parking areas and common recreation areas.
22. Commercial sale of mobile home units shall be prohibited in the mobile home development.
23. The Mobile Home Development shall be developed as a Planned Unit Development except that the style and type of mobile home shall not be required to be specified.
24. No building shall exceed twenty-five (25) feet or two and one half (2 1/2) stories in height.
25. Minimum width of all corner lots shall be fifty feet.

### **8.05**

#### **SIGNS**

1. One free standing (two-sided) sign permitted per mobile home park.
2. Sign area shall not exceed sixteen (16) feet square per side.
3. See Article 20.